

# 15 PETITION FOR SPECIAL HEARING: 85-94-SPH TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 506.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an amendment to the Special Exception granted in Case Number 5445-XA to permit an addition to the existing building.

Property is to be posted and advertised as prescribed by Zoning Regulations.  
I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Legal Owner(s):  
(Type or Print Name) Manor HealthCare Corp.  
(Type or Print Name)  
Signature STEPHEN S. SILVER  
Address Signature Sr. Vice President of Marketing  
City and State & Healthcare Development  
City and State  
John B. Howard 10720 Columbia Pike 593-9600  
(Type or Print Name) Address Phone No.  
Silver Spring, Maryland 20901  
City and State  
Cook, Howard, Downes & Tracy  
210 Allegheny Ave., P.O. Box 5517  
City and State  
Name, address and phone number of legal owner, contract purchaser or representative to be contacted  
John B. Howard  
Name Cook, Howard, Downes & Tracy  
P.O. Box 5517, Towson 21204 823-4111  
Address Phone No.  
Attorney's Telephone No.: 823-4111

ORDERED By The Zoning Commissioner of Baltimore County, this 24th day of July, 1984, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 9th day of October, 1984, at 9:45 o'clock.

Bel Jablon  
Zoning Commissioner of Baltimore County.

## BALTIMORE COUNTY

## ZONING PLANS ADVISORY COMMITTEE



## PETITION AND SITE PLAN

## EVALUATION COMMENTS

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

Arnold Jablon  
TO: Zoning Commissioner Date: September 24, 1984  
Norman E. Gerber, Director  
FROM: Office of Planning and Zoning  
Manor HealthCare Corp.  
SUBJECT: No. 85-94-SPH

Assuming compliance with the comments of the Division of Current Planning and Development's representative on the Zoning Plans Advisory Committee, this office is not opposed to the granting of the subject request.

Norman E. Gerber, Director  
Office of Planning and Zoning

NEG/JGH/sf

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

Arnold Jablon  
TO: Zoning Commissioner Date: September 18, 1984  
Norman E. Gerber, Director  
FROM: Office of Planning and Zoning  
Manor HealthCare Corp.  
SUBJECT: No. 85-94-SPH

Assuming compliance with the comments of the Division of Current Planning and Development's representative on the Zoning Plans Advisory Committee, this office is not opposed to the granting of the subject request.

Norman E. Gerber, Director  
Office of Planning and Zoning

NEG/JGH/sf

## BALTIMORE COUNTY, MARYLAND

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Arnold Jablon  
TO: Zoning Commissioner Date: September 24, 1984  
Norman E. Gerber, Director  
FROM: Office of Planning and Zoning  
Manor HealthCare Corp.  
SUBJECT: No. 85-94-SPH

Assuming compliance with the comments of the Division of Current Planning and Development's representative on the Zoning Plans Advisory Committee, this office is not opposed to the granting of the subject request.

Norman E. Gerber, Director  
Office of Planning and Zoning

NEG/JGH/sf

## BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 1, 1984

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204  
ofo  
Nicholas B. Commodari  
Chairman

John B. Howard, Esquire  
Cook, Howard, Downes & Tracy  
210 Allegheny Ave.  
P.O. Box 5517  
Towson, Maryland 21204

RE: Case No. 85-94-SPH (Item No. 15)  
Petitioner - Manor HealthCare Corp.  
Special Hearing Petition

Dear Mr. Howard:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

NICHOLAS B. COMMODARI  
Chairman  
Zoning Plans Advisory Committee

NBC:bsc

Enclosures

cc: Daft-McDune-Walker, Inc.  
530 East Joppa Road  
Towson, Maryland 21204



BALTIMORE COUNTY  
DEPARTMENT OF PUBLIC WORKS  
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.  
DIRECTOR

August 6, 1984

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Item #15 (1984-1985)  
Property Owner: Manor HealthCare Corp.  
5/8 Joppa Road 532' E. of Fairmount Ave.  
Acre: 1.125  
District: 9th

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

### GENERAL COMMENTS:

As no public facilities are involved, this office has no comment.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Very truly yours,

GILBERT S. BENSON, P.E., Asst. Chief  
Bureau of Public Services

GSB:EAM:REC:bsj

## BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your petition has been received and accepted for filing this 24th day of July, 1984.

Arnold Jablon  
Zoning Commissioner

Petitioner: Manor HealthCare Corp.  
Petitioner's Attorney: John B. Howard  
Received by: Nicholas B. Commodari  
Chairman, Zoning Plans Advisory Committee



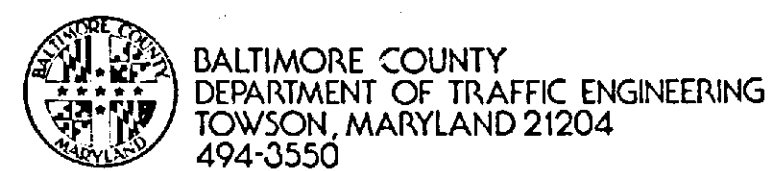
Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts to amend the site plan filed in Case No. 5445-XA to permit an addition to the existing building, would be in strict harmony with the spirit and intent of the Baltimore County Zoning Regulations and would not be detrimental to the health, safety, and general welfare of the community; and, therefore,

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 11th day of October, 1984, that the amendment to the site plan filed in Case No. 5445-XA permitting the construction of an addition to the existing building, in accordance with the site plan filed herein, dated September 10, 1984, should be approved and, as such, the Petition for Special Hearing is hereby GRANTED, from and after the date of this Order.

*John M. H. Jones*  
Deputy Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING

DATE *October 10, 1984*  
BY *May Carpenter*  
CLERK



STEPHEN E. COLLINS  
DIRECTOR

July 23, 1984

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Item No. 10, 11, 12, 13, 15 & 16 Meeting of July 24, 1984  
Property Owner:  
Location:  
Existing Zoning:  
Proposed Zoning:

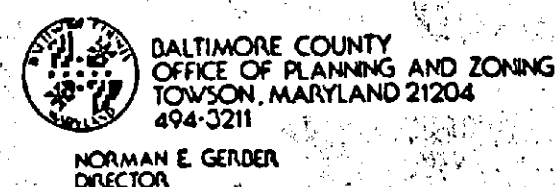
Acres:  
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 10, 11, 12, 13, 15, and 16.

*Michael S. Flanagan*  
Traffic Engineering Assoc. II

MEF/cmm



NORMAN E. GERDER  
DIRECTOR

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Zoning Advisory Meeting of 7-24-84  
Item # 5  
Property Owner: Manor Healthcare Corp.  
Location: S/S Joppa Rd.  
E. of Fairmount Ave.

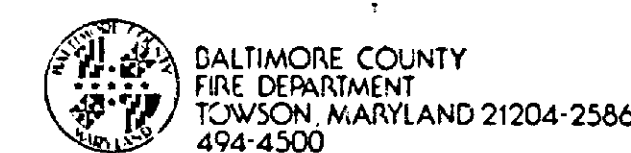
Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ( ) There are no site planning factors requiring comment.
- ( ) A County Review Group Meeting is required.
- ( ) A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ( ) This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ( ) A record plat will be required and must be recorded prior to issuance of a building permit.
- ( ) The access is not satisfactory.
- ( ) The parking arrangement is not satisfactory.
- ( ) The parking calculations must be shown on the plan.
- ( ) This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ( ) Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- ( ) Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ( ) The amended Development Plan was approved by the Planning Board on 7/17/84.
- (X) Landscaping should be provided on this site and shown on the plan.
- ( ) The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is 15.
- ( ) The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- (X) Additional comments:

*Norman E. Gerder*  
Director

*Norman E. Gerder*  
Chief, Current Planning and Development



PAUL H. RENCKE  
CHIEF

July 20, 1984

Mr. William Hammond  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Attention: Nick Commodari, Chairman  
Zoning Plans Advisory Committee

RE: Property Owner: Manor Healthcare Corp.

Location: S/S Joppa Road 532' E. of Fairmount Avenue

Item No.: 15

Zoning Agenda: Meeting of 7/24/84

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- (X) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

- ( ) 2. A second means of vehicle access is required for the site.

- ( ) 3. The vehicle dead end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

- (X) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

- ( ) 6. Site plans are approved, as drawn.

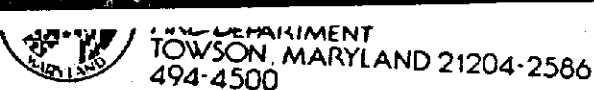
- ( ) 7. The Fire Prevention Bureau has no comments, at this time.

Noted and Approved: *George M. Hagan*

REVIEWED: *Paul H. Rencke* 7-20-84  
Planning Group

Special Inspection Division

/mb \* A minimum 35 foot turning radius for road corners shall be provided for fire apparatus turning on driveways surrounding building.



PAUL H. RENCKE  
CHIEF

July 20, 1984

Mr. William Hammond  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Attention: Nick Commodari, Chairman  
Zoning Plans Advisory Committee

RE: Property Owner: Manor Healthcare Corp.

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Item No.: 15

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- ( ) 6. Site plans are approved, as drawn.

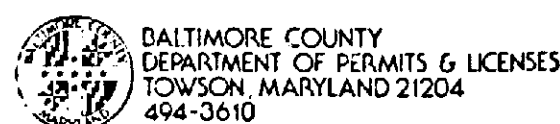
- ( ) 7. The Fire Prevention Bureau has no comments, at this time.

Noted and Approved: *George M. Hagan*

REVIEWED: *Paul H. Rencke* 7-20-84  
Planning Group

Special Inspection Division

/mb \* A minimum 35 foot turning radius for road corners shall be provided for fire apparatus turning on driveways surrounding building.



TED ZILSKA, JR.  
DIRECTOR

July 30, 1984

Mr. Arnold Jablon, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 15 Zoning Advisory Committee Meeting are as follows:

Property Owner: Manor Healthcare Corporation  
Location: S/S Joppa Road 532' E. of Fairmount Avenue  
Existing Zoning: S-1  
Proposed Zoning: S-1  
Special Hearing to approve an amendment to the Special Exception granted in Case No. 5445-XA to permit an addition to the existing building.

Acres: 1.125  
District: 9th

The items checked below are applicable:

- X A. All structures shall conform to the Baltimore County Building Code 1981/Council Bill 1-82 State of Maryland Code for the Handicapped and Aged; and other applicable Codes.
- X B. A building permit shall be required before beginning construction.
- C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is not required. Non-engineered walls and signatures are required on Plans and Technical Data.
- X D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- E. An exterior wall erected within 6'0" for commercial uses or 3'0" for One & Two family use group of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0" of lot lines. A firewall is required if construction is on the lot line, see Table 401, Line 2, Section 407 and Table 402, also Section 203-4.
- F. Requested variance appears to conflict with the Baltimore County Building Code, Section 4.
- G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 401.
- I. Comments: The proposed structure shall comply with the height/area and type of construction as per Table 505, Table 401 and Section 506.0. The building is required to have an approved sprinkler system and shall comply with the State Handicapped Code. Table 306 provides the guide to other applicable Code requirements, including the Energy Conservation requirements. Indicate the required handicapped parking, signs, curb cuts, etc.

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plans Review) at 111 N. Chesapeake Ave., Towson.

Very truly yours,

*Charles E. Burman*  
Charles E. Burman, Chief  
Plans Review

CEB:es

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER  
S/S of Joppa Rd., 532' E. of : OF BALTIMORE COUNTY  
Fairmount Ave. (509 E. Joppa :  
Rd.), 9th District :  
MANOR HEALTHCARE CORP., : Case No. 85-94-SPH  
Petitioner :

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

*Phyllis Cole Friedman*  
Phyllis Cole Friedman  
People's Counsel for Baltimore County

*Peter Max Zimmerman*  
Peter Max Zimmerman  
Deputy People's Counsel  
Rm. 223, Court House  
Towson, MD 21204  
494-2188

I HEREBY CERTIFY that on this 17th day of September, 1984, a copy of the foregoing Entry of Appearance was mailed to John B. Howard, Esquire, Cook, Howard, Downes & Tracy, 210 Allegheny Ave., P. O. Box 5517, Towson, MD 21204, Attorney for Petitioner.

*Peter Max Zimmerman*  
Peter Max Zimmerman

LAW OFFICES

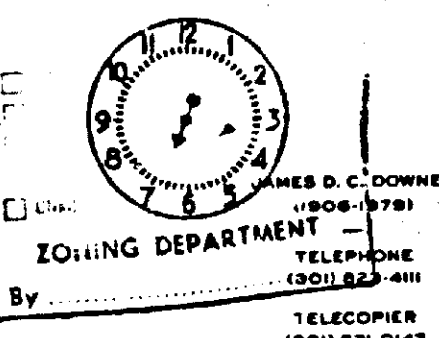
COOK, HOWARD, DOWNES & TRACY

210 ALLEGHENY AVENUE

PO BOX 557

TOWSON, MARYLAND 21204

August 16, 1985



Mr. Doug Swam  
Office of Zoning  
County Office Building - 1st Floor  
111 West Chesapeake Avenue  
Towson, MD 21204

RE: 85-94-SPH  
Manor Health Care, Petitioner

Dear Doug:

As you requested, this letter will clarify the difference in the number of existing nursing beds as shown on the approved zoning plan as opposed to the number of existing nursing beds shown on the plan to accompany the building permit application.

Under State regulations, a nursing home is permitted to increase the total number of licensed beds by 10 beds or 10% of the existing licensed beds, whichever is less every two years. Currently, the Joppa Road facility is licensed for 117 beds. This would permit an increase of 10 nursing beds or a total of 127.

Although the Joppa Road facility is licensed currently for 117 beds, the number of existing beds in operation can change. For example, a room that has two nursing beds may be converted to a private room, thereby reducing the number of existing beds by one. Further, increased use of space for therapy areas and ancillary facilities such as dining halls, meeting rooms, etc., have reduced the total number of existing beds.

Please be advised that the Joppa Road facility will have 103 existing beds and 24 new beds for a total of 127 upon completion of the addition. I would be happy to indicate on the plan to accompany the building permit application the correct



Mr. Doug Swam  
August 16, 1985  
Page 2

number of existing beds and the correct number of proposed new beds.  
If you have any further questions please do not hesitate to call.

Yours truly,  
*Robert A. Hoffman*  
Robert A. Hoffman

RAH:dmh  
cc: Don Feltman  
John B. Howard, Esquire

# BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

000  
Nicholas B. Commodari  
Chairman

MEMBERS  
Bureau of Engineering  
Department of Traffic Engineering  
State Roads Commission  
Bureau of Fire Prevention  
Health Department  
Project Planning  
Building Department  
Board of Education  
Zoning Administration  
Industrial Development

*October 29, 1984*  
*John B. Howard, Esquire*  
*210 Allegheny Avenue*  
*P.O. Box 5517*  
*Towson, Md 21204*  
*Re: 85-94 SPH (Item 15)*  
*Manor Healthcare*  
*Special Hearing*

Dear Mr. Howard;  
Enclosed please find additional comments submitted after my original comments of 10-1-84. These comments were received after the hearing and were not considered in rendering the Zoning Commissioner's decision.

Very truly yours,  
*Nicholas B. Commodari*  
NICHOLAS B. COMMODARI  
Chairman  
Zoning Plans Advisory Committee

NBC:bac

Enclosure

*cc Dept. of Public Works*  
*530 East Joppa Rd*  
*Towson, Md. 21204*

BALTIMORE COUNTY  
DEPARTMENT OF PERMITS & LICENSES  
TOWSON, MARYLAND 21204  
494-3353

October 21, 1984

TED ZALESKI, JR.  
DIPR: TCA  
Mr. Arnold Jablon, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item #15/Revised Zoning Advisory Committee Meeting are as follows:

Property Owner: Manor Healthcare Corporation  
Location: 575 Joppa Road 532' E. of Fairmount Avenue  
Existing Zoning: R.O.  
Proposed Zoning: Special hearing to approve an amendment to the Special Exception granted in Case No. 5445-XA to permit an addition to the existing building.

Acres: 1.125  
District: 9th.

The items checked below are applicable:

(1) All structures shall conform to the Baltimore County Building Code 1981/Council Bill 1-82 State of Maryland Code for the Handicapped and Aged; and other applicable Codes.

(2) A building/ & other miscellaneous structure shall be required before beginning construction.

(3) Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is not required. Non-reproduced scale and signatures are required on Plans and Technical Data.

(4) Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

(5) An exterior wall erected within 6'0" for Commercial uses or 3'0" for One & Two Family use group of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0" of lot line. A firewall is required if construction is on the lot line, see Table 101, line 2, Section 1407 and Table 1402, also Section 503.2.

(6) Requested variance appears to conflict with the Baltimore County Building Code, Section/s \_\_\_\_\_

(7) A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.

(8) Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 1401.

(9) Comments - The stair tower shall exit to the exterior. Approval of this submission does not guarantee acceptance of the exiting for this structure. Should the travel distance exceed that permitted by Code/for the occupancy load or dead end, then additional exits would be required. Because the other exits on both floors are not shown, it can only be assumed the building can be made to comply. Illustrate on plans compliance to the State Handicap Code for parking, curb cuts, signs, building access and usability.

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plans Review) at 111 W. Chesapeake Ave., Towson.

Very truly yours,

*Charles E. Burnham, Chief*  
Plans Review



BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

ARNOLD JABLON  
ZONING COMMISSIONER

October 10, 1984

John B. Howard, Esquire  
210 Allegheny Avenue  
P.O. Box 5517  
Towson, Maryland 21204

RE: Petition for Special Hearing  
575 of Joppa Rd., 532' E of Fairmount Ave. (509 East Joppa Rd.) - 9th Election District  
Manor HealthCare Corporation - Petitioner  
No. 85-94-SPH (Item No. 15)

Dear Mr. Howard:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

*John M.H. Jung*  
JOHN M.H. JUNG  
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: People's Counsel

John B. Howard, Esquire  
210 Allegheny Avenue  
P.O. Box 5517  
Towson, Maryland 21204

## NOTICE OF HEARING

RE: Petition for Special Hearing  
575 Joppa Road, 532' E of Fairmount Avenue  
(509 E. Joppa Road)  
Case No. 85-94-SPH  
Petitioner - Manor HealthCare Corporation

TIME: 9:45 A.M.

DATE: Tuesday, October 9, 1984

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

## CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: *9th* Date of Posting: *9-21-84*  
Posted for: *Special Hearing*  
Petitioner: *Manor HealthCare Corp.*  
Location of property: *575 E. Joppa Rd.*  
Location of Signs: *575 E. Joppa Rd. by entrance to 5th Joppa Rd. 532' E of Fairmount Ave. (509 E. Joppa Rd.)*  
Remarks: *John B. Howard, Esquire*  
Posted by: *John B. Howard, Esquire* Date of return: \_\_\_\_\_  
Number of Signs: \_\_\_\_\_

PETITION FOR SPECIAL HEARING  
No. 85-94-SPH  
LOCATION: South side of Joppa Road, 532 feet East of Fairmount Avenue (509 East Joppa Road).  
DATE & TIME: Tuesday, October 9, 1984 at 9:45 a.m.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing: Petition for Special Hearing, under Section 507 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commission should approve an amendment to the Special Exception granted in Case No. 5445-XA to permit an addition to the existing building.

In the event that this Petition is granted, a building permit shall be issued within the time specified by the Zoning Commission. The Zoning Commission will, however, retain the right to request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing and above or made at the hearing.

By Order of  
ARNOLD JABLON  
Zoning Commissioner  
Sept. 20, 1984

## CERTIFICATE OF PUBLICATION

TOWSON, MD., Sept. 20, 1984

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on Sept. 20, 1984.

THE JEFFERSONIAN,

*13 Kentel*  
Publisher

\$22.00



BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

ARNOLD JABLON  
ZONING COMMISSIONER

October 2, 1984

John B. Howard, Esquire  
210 Allegheny Avenue  
P.O. Box 5517  
Towson, MD 21202

RE: Petition for Special Hearing  
575 of Joppa Rd., 532' E of Fairmount Avenue (509 E. Joppa Road)  
Manor HealthCare Corp. - Petitioner  
Case No. 85-94-SPH

Dear Mr. Howard:

This is to advise you that \$55.00 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204.

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 135802

DATE: *10/4/84* ACCOUNT: *1-01-615-000*

AMOUNT: *\$55.00*

RECEIVED *John B. Howard, Esquire*

FOR: *Manor HealthCare Corp.*

No. *85-94-SPH*

*Manor HealthCare Corp.*

0 02300000550010 0084F

VALIDATION OR SIGNATURE OF CASHIER

rely,

*John B. Howard, Esquire*

JOHN B. HOWARD

Esquire

Commissioner



# PETITION FOR SPECIAL HEARING

9th Election District

LOCATION: South side of Joppa Road, 532 feet East of Fairmount Avenue (509 East Joppa Road)

DATE AND TIME: Tuesday, October 9, 1984 at 9:45 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an amendment to the Special Exception granted in Case No. 5445-XA to permit an addition to the existing building.

Being the property of Manor HealthCare Corp. as shown on the plat filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF  
ARNOLD JABLON  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

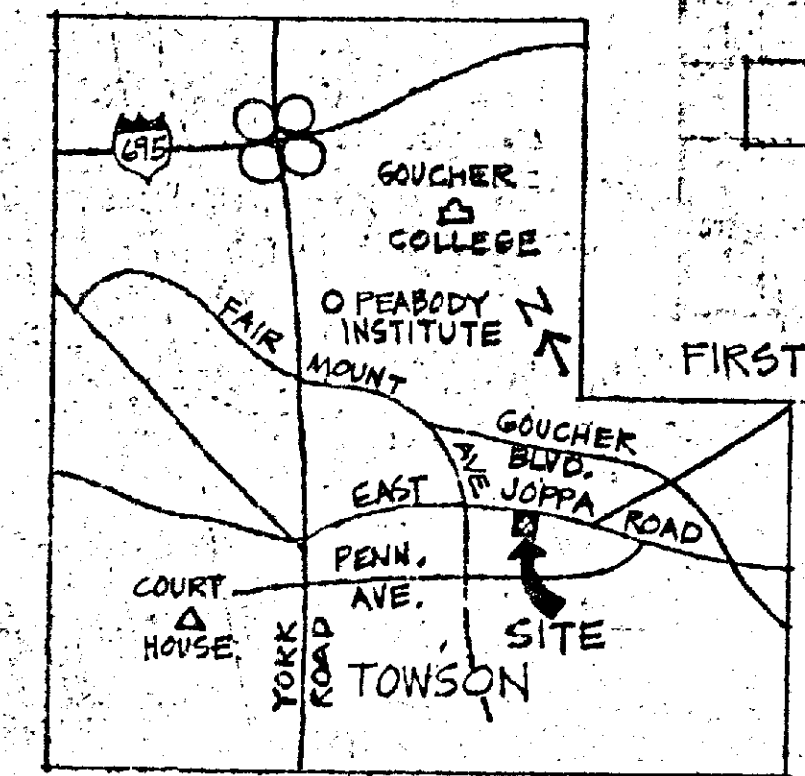
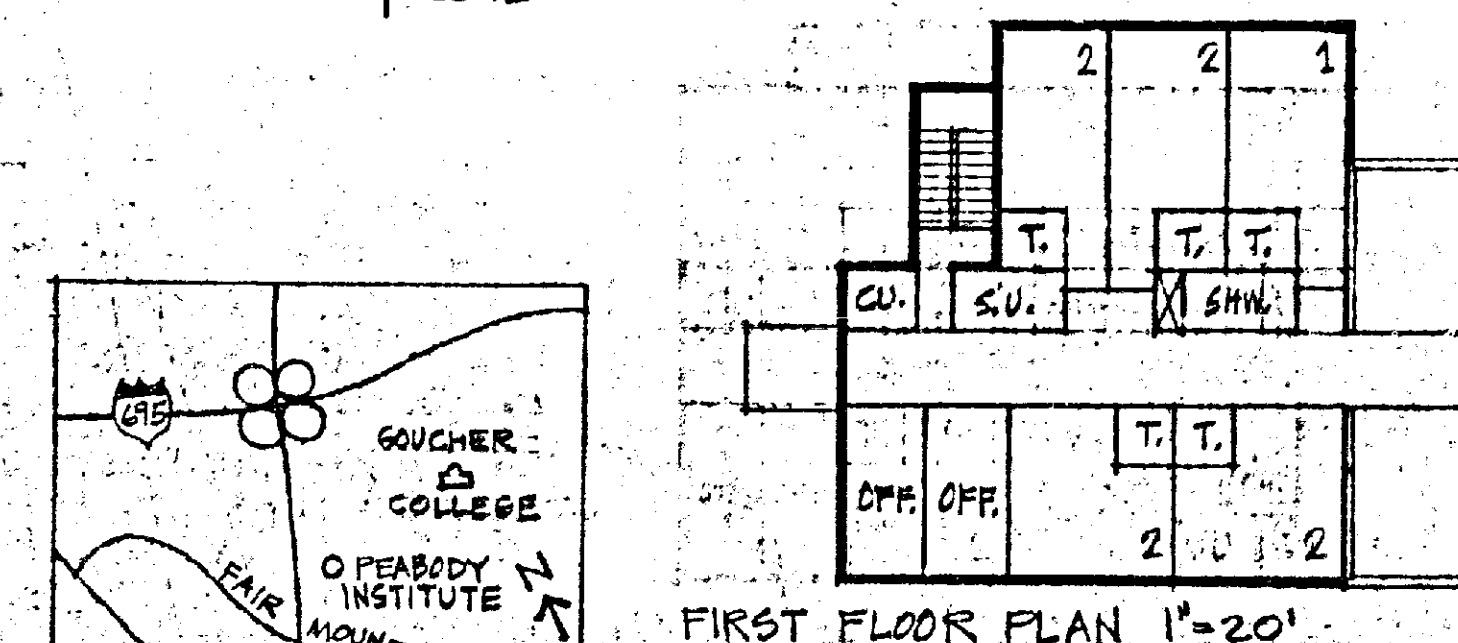
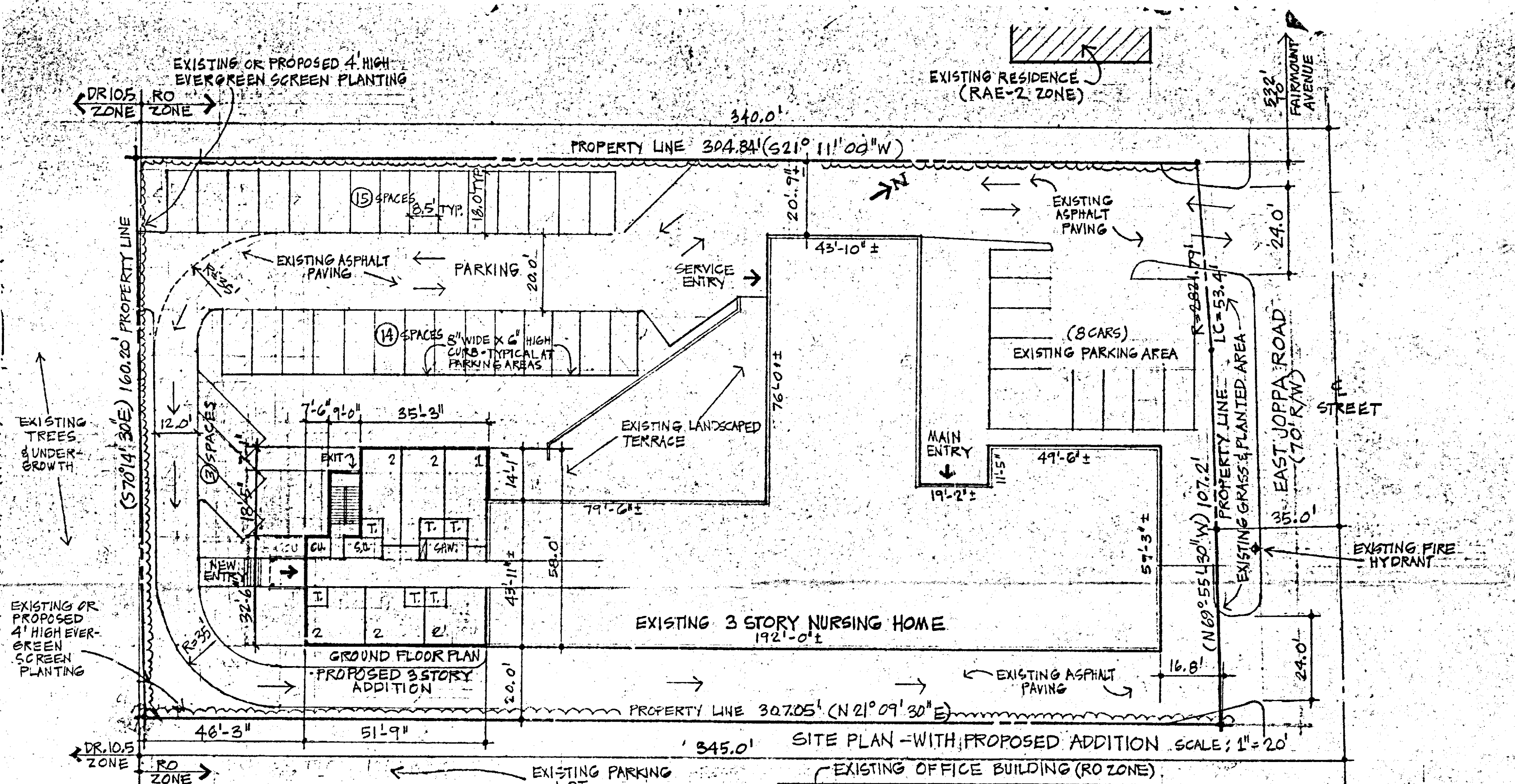
DAFT-MCUNE-WALKER, INC.

530 East Joppa Road  
Towson, MD 21204  
Telephone: 301-296-3333  
Land Planning Consultants  
Landscape Architects  
Engineers

## Description For Zoning Purposes

1.1250 Acre Parcel On The South Side Of Joppa Road, Also Known As No. 509 East Joppa Road, Baltimore, Maryland.

Beginning for the same at a point on the southerly side of East Joppa Road (as widened to 70 feet), said point being distant 532 feet more or less east of Fairmount Avenue, said point being also in the line of lands conveyed by Elmer C. Gerstmeier and wife to R. Alan Black and wife, and recorded among the land records of Baltimore County in Liber T.B.S. 1793, folio 165, and running thence along said lands of R. Alan Black (1) South 21 degrees 11 minutes 00 seconds West, 304.84 feet more or less, thence (2) South 70 degrees 14 minutes 30 seconds East, 160.20 feet more or less, thence (3) North 21 degrees 09 minutes 30 seconds East, 307.05 feet, more or less to a point in the southerly line of Joppa Road, as widened, thence along the southerly line of Joppa Road the following two courses and distances, (4) North 69 degrees 55 minutes 30 seconds West, 107.2 feet more or less, thence (5) curving to the left with a radius of 2,821.79 feet, and arc distance of 53.4 feet, more or less to a point and place of beginning.



VICINITY MAP  
SCALE: 1"=2000'

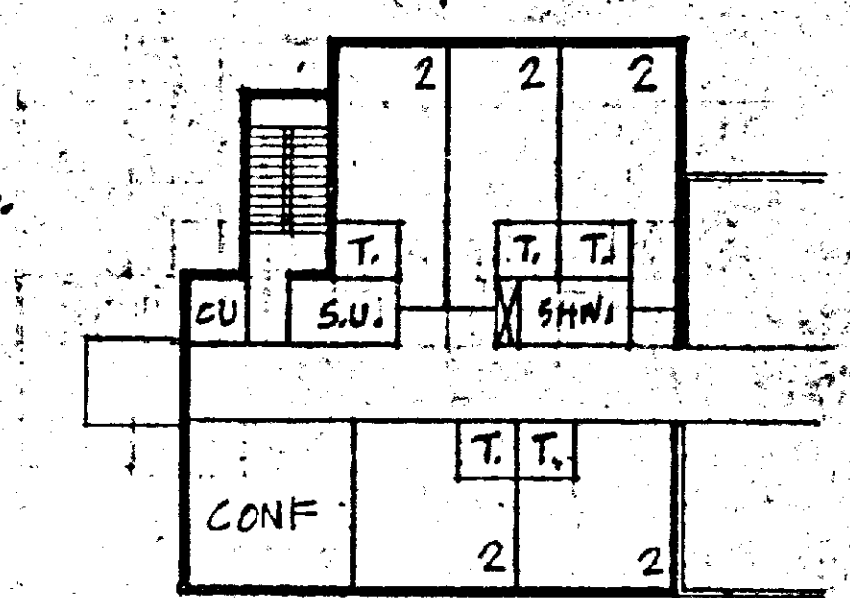
GROSS AREAS: EXISTING BUILDING = 35,808.20 S.F.  
PROPOSED ADDITION = 8,225.4 S.F. = 22.97% OF AREA OF EXISTING BUILDING.

BEDS:  
GROUND FLOOR: 20 BEDS - EXISTING BLDG. AS ALTERED. } 31 BEDS  
11 BEDS - NEW WING.  
FIRST FLOOR: 39 BEDS - EXISTING BLDG. AS ALTERED. } 48 BEDS  
9 BEDS - NEW WING.  
SECOND FLOOR: 38 BEDS - EXISTING BLDG. AS ALTERED. } 48 BEDS  
10 BEDS - NEW WING.

TOTAL --- 127 BEDS

PARKING REQUIREMENTS PER BALT. COUNTY ZONING REGS.  
-1 PARKING SPACE FOR EACH 10 BEDS = 13 SPACES.  
(40 SPACES SHOWN ON PLAN ABOVE.)

ELECTION DISTRICT - 9TH.  
PREVIOUS ZONING CASE = 5445-XA  
TOTAL SITE AREA = 1.125 ACRES

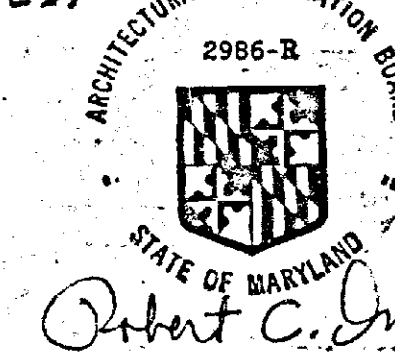


SECOND FLOOR PLAN 1"=20'

PLAT FOR SPECIAL HEARING  
MANOR CARE NURSING CENTER

509 EAST JOPPA ROAD  
TOWSON, MARYLAND 21204

DATE: SEPT. 10, 1984



Robert C. Ingram

#15 OCT 2 REC'D  
REVISED PLANS



